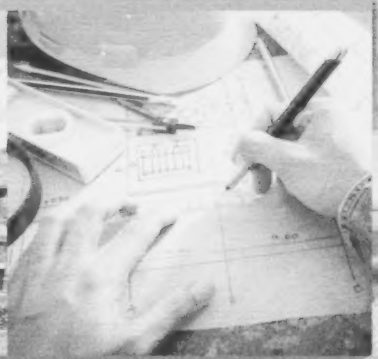
HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Trois-Rivières CMA

Date Released: Third Quarter 2017



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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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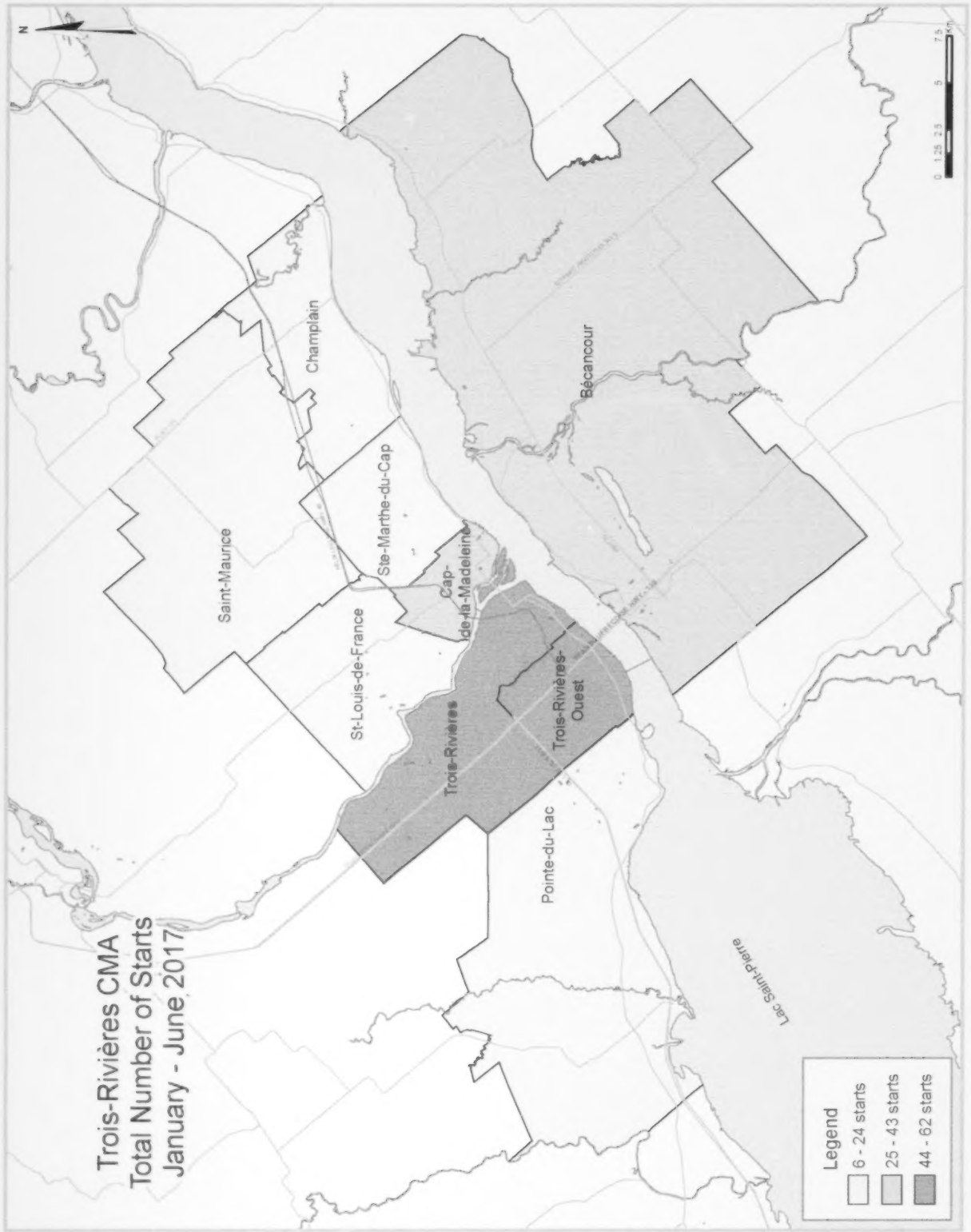
Trois-Rivières CMA
Total Number of Starts
January - June 2017
Legend
6 - 24 starts
25 - 43 starts
44 - 62 starts
Champlain
Saint-Maurice
Ste-Marthe-du-Cap
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Bécancour
Pointe-du-Lac
Lac Saint-Pierre

HOUSING NOW REPORT TABLES

Available in ALL reports:

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1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type - Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
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4	Absorbed Single-Detached Units by Price Range

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1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2017								
Trois-Rivières CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	180	201	194	135	199	266	256	245
Multiples	320	469	360	432	372	532	398	310
Total	500	670	554	567	571	798	654	555
	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	328	176	84	71	-15.5%	100	95	-5.0%
Multiples	232	388	128	97	-24.2%	162	155	-4.3%
Total	560	564	212	168	-20.8%	262	250	-4.6%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Trois-Rivières CMA Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2017	71	24	2	0	5	24	0	42	168
Q2 2016	84	30	2	0	0	14	0	82	212
% Change	-15.5	-20.0	0.0	n/a	n/a	71.4	n/a	-48.8	-20.8
Year-to-date 2017	95	28	2	0	5	40	0	80	250
Year-to-date 2016	100	30	4	0	0	28	0	100	262
% Change	-5.0	-6.7	-50.0	n/a	n/a	42.9	n/a	-20.0	-4.6
UNDER CONSTRUCTION									
Q2 2017	93	28	10	0	5	94	0	194	424
Q2 2016	77	30	2	0	0	152	0	85	346
% Change	20.8	-6.7	**	n/a	n/a	-38.2	n/a	128.2	22.5
COMPLETIONS									
Q2 2017	29	16	16	0	0	20	0	49	130
Q2 2016	47	20	2	0	4	25	0	45	143
% Change	-38.3	-20.0	**	n/a	-100.0	-20.0	n/a	8.9	-9.1
Year-to-date 2017	64	28	19	0	0	30	4	56	201
Year-to-date 2016	62	28	2	0	4	29	0	49	174
% Change	3.2	0.0	**	n/a	-100.0	3.4	n/a	14.3	15.5
COMPLETED & NOT ABSORBED									
Q2 2017	6	26	21	0	0	59	n/a	n/a	112
Q2 2016	21	39	4	0	5	66	n/a	n/a	135
% Change	-71.4	-33.3	**	n/a	-100.0	-10.6	n/a	n/a	-17.0
ABSORBED									
Q2 2017	33	22	7	0	0	30	n/a	n/a	92
Q2 2016	40	24	2	0	0	8	n/a	n/a	74
% Change	-17.5	-8.3	**	n/a	n/a	**	n/a	n/a	24.3
Year-to-date 2017	64	35	7	0	0	37	n/a	n/a	143
Year-to-date 2016	57	36	2	0	0	14	n/a	n/a	109
% Change	12.3	-2.8	**	n/a	n/a	164.3	n/a	n/a	31.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q2 2017	33	14	2	0	5	24	0	27	105
Q2 2016	32	22	2	0	0	14	0	36	106
Remainder of the CMA									
Q2 2017	38	10	0	0	0	0	0	15	63
Q2 2016	52	8	0	0	0	0	0	46	106
Trois-Rivières CMA									
Q2 2017	71	24	2	0	5	24	0	42	168
Q2 2016	84	30	2	0	0	14	0	82	212
UNDER CONSTRUCTION									
Centre									
Q2 2017	37	16	10	0	5	86	0	78	232
Q2 2016	27	20	2	0	0	124	0	39	212
Remainder of the CMA									
Q2 2017	56	12	0	0	0	8	0	116	192
Q2 2016	50	10	0	0	0	28	0	46	134
Trois-Rivières CMA									
Q2 2017	93	28	10	0	5	94	0	194	424
Q2 2016	77	30	2	0	0	152	0	85	346
COMPLETIONS									
Centre									
Q2 2017	14	16	16	0	0	8	0	39	93
Q2 2016	22	16	0	0	4	21	0	37	100
Remainder of the CMA									
Q2 2017	15	0	0	0	0	12	0	10	37
Q2 2016	25	4	2	0	0	4	0	8	43
Trois-Rivières CMA									
Q2 2017	29	16	16	0	0	20	0	49	130
Q2 2016	47	20	2	0	4	25	0	45	143

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q2 2017	0	18	21	0	0	42	n/a	n/a	81
Q2 2016	11	29	4	0	5	52	n/a	n/a	101
Remainder of the CMA									
Q2 2017	6	8	0	0	0	17	n/a	n/a	31
Q2 2016	10	10	0	0	0	14	n/a	n/a	34
Trois-Rivières CMA									
Q2 2017	6	26	21	0	0	59	n/a	n/a	112
Q2 2016	21	39	4	0	5	66	n/a	n/a	135
ABSORBED									
Centre									
Q2 2017	17	16	7	0	0	23	n/a	n/a	63
Q2 2016	17	14	0	0	0	6	n/a	n/a	37
Remainder of the CMA									
Q2 2017	16	6	0	0	0	7	n/a	n/a	29
Q2 2016	23	10	2	0	0	2	n/a	n/a	37
Trois-Rivières CMA									
Q2 2017	33	22	7	0	0	30	n/a	n/a	92
Q2 2016	40	24	2	0	0	8	n/a	n/a	74

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Centre	33	32	14	22	5	0	53	52	105	106	-0.9
Trois-Rivières	14	8	6	16	5	0	24	28	49	52	-5.8
Trois-Rivières-Ouest	4	8	2	6	0	0	27	20	33	34	-2.9
Cap-de-la-Madeleine	15	16	6	0	0	0	2	4	23	20	15.0
Remainder of the CMA	38	52	10	8	0	0	15	46	63	106	-40.6
Bécancour	16	26	4	2	0	0	7	0	27	28	-3.6
Champlain	3	1	0	0	0	0	0	0	3	1	200.0
Pointe-du-Lac	8	10	4	4	0	0	0	16	12	30	-60.0
St-Louis-de-France	3	4	2	2	0	0	0	12	5	18	-72.2
Sainte-Marthe-du-Cap	2	4	0	0	0	0	8	18	10	22	-54.5
Saint-Maurice	6	7	0	0	0	0	0	0	6	7	-14.3
Trois-Rivières CMA	71	84	24	30	5	0	68	98	168	212	-20.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Centre	39	42	18	22	5	0	89	68	151	132	14.4
Trois-Rivières	15	10	6	16	5	0	36	38	62	64	-3.1
Trois-Rivières-Ouest	7	9	2	6	0	0	51	26	60	41	46.3
Cap-de-la-Madeleine	17	23	10	0	0	0	2	4	29	27	7.4
Remainder of the CMA	56	58	10	8	0	0	33	64	99	130	-23.8
Bécancour	16	28	4	2	0	0	7	8	27	38	-28.9
Champlain	6	1	0	0	0	0	0	0	6	1	**
Pointe-du-Lac	19	14	4	4	0	0	0	26	23	44	-47.7
St-Louis-de-France	6	4	2	2	0	0	8	12	16	18	-11.1
Sainte-Marthe-du-Cap	2	4	0	0	0	0	14	18	16	22	-27.3
Saint-Maurice	7	7	0	0	0	0	4	0	11	7	57.1
Trois-Rivières CMA	95	100	28	30	5	0	122	132	250	262	-4.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Centre	5	0	0	0	26	16	27	36
Trois-Rivières	5	0	0	0	0	12	24	16
Trois-Rivières-Ouest	0	0	0	0	24	4	3	16
Cap-de-la-Madeleine	0	0	0	0	2	0	0	4
Remainder of the CMA	0	0	0	0	0	0	15	46
Bécancour	0	0	0	0	0	0	7	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	16
St-Louis-de-France	0	0	0	0	0	0	0	12
Sainte-Marthe-du-Cap	0	0	0	0	0	0	8	18
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	5	0	0	0	26	16	42	82

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	5	0	0	0	42	18	47	50
Trois-Rivières	5	0	0	0	0	14	36	24
Trois-Rivières-Ouest	0	0	0	0	40	4	11	22
Cap-de-la-Madeleine	0	0	0	0	2	0	0	4
Remainder of the CMA	0	0	0	0	0	14	33	50
Bécancour	0	0	0	0	0	8	7	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	6	0	20
St-Louis-de-France	0	0	0	0	0	0	8	12
Sainte-Marthe-du-Cap	0	0	0	0	0	0	14	18
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	5	0	0	0	42	32	80	100

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Centre	49	56	29	14	27	36	105	106
Trois-Rivières	20	26	5	10	24	16	49	52
Trois-Rivières-Ouest	6	14	24	4	3	16	33	34
Cap-de-la-Madeleine	23	16	0	0	0	4	23	20
Remainder of the CMA	48	60	0	0	15	46	63	106
Bécancour	20	28	0	0	7	0	27	28
Champlain	3	1	0	0	0	0	3	1
Pointe-du-Lac	12	14	0	0	0	16	12	30
St-Louis-de-France	5	6	0	0	0	12	5	18
Sainte-Marthe-du-Cap	2	4	0	0	8	18	10	22
Saint-Maurice	6	7	0	0	0	0	6	7
Trois-Rivières CMA	97	116	29	14	42	82	168	212

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	59	68	45	14	47	50	151	132
Trois-Rivières	21	30	5	10	36	24	62	64
Trois-Rivières-Ouest	9	15	40	4	11	22	60	41
Cap-de-la-Madeleine	29	23	0	0	0	4	29	27
Remainder of the CMA	66	66	0	14	33	50	99	130
Bécancour	20	30	0	8	7	0	27	38
Champlain	6	1	0	0	0	0	6	1
Pointe-du-Lac	23	18	0	6	0	20	23	44
St-Louis-de-France	8	6	0	0	8	12	16	18
Sainte-Marthe-du-Cap	2	4	0	0	14	18	16	22
Saint-Maurice	7	7	0	0	4	0	11	7
Trois-Rivières CMA	125	134	45	28	80	100	250	262

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Centre	14	22	16	16	16	4	47	58	93	100	-7.0
Trois-Rivières	6	4	10	8	16	4	31	37	63	53	18.9
Trois-Rivières-Ouest	5	7	0	6	0	0	16	20	21	33	-36.4
Cap-de-la-Madeleine	3	11	6	2	0	0	0	1	9	14	-35.7
Remainder of the CMA	15	25	0	4	0	0	22	14	37	43	-14.0
Bécancour	0	13	0	4	0	0	12	4	12	21	-42.9
Champlain	1	3	0	0	0	0	0	0	1	3	-66.7
Pointe-du-Lac	12	7	0	0	0	0	0	8	12	15	-20.0
St-Louis-de-France	1	0	0	0	0	0	0	0	1	0	n/a
Sainte-Marthe-du-Cap	1	0	0	0	0	0	6	2	7	2	**
Saint-Maurice	0	2	0	0	0	0	4	0	4	2	100.0
Trois-Rivières CMA	29	47	16	20	16	4	69	72	130	143	-9.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Centre	32	25	20	24	19	4	58	66	129	119	8.4
Trois-Rivières	14	5	12	10	16	4	38	37	80	56	42.9
Trois-Rivières-Ouest	9	8	0	12	3	0	20	24	32	44	-27.3
Cap-de-la-Madeleine	9	12	8	2	0	0	0	5	17	19	-10.5
Remainder of the CMA	32	37	8	4	4	0	28	14	72	55	30.9
Bécancour	4	17	0	4	0	0	12	4	16	25	-36.0
Champlain	2	3	2	0	0	0	0	0	4	3	33.3
Pointe-du-Lac	21	11	2	0	4	0	0	8	27	19	42.1
St-Louis-de-France	2	0	2	0	0	0	0	0	4	0	n/a
Sainte-Marthe-du-Cap	2	1	2	0	0	0	12	2	16	3	**
Saint-Maurice	1	5	0	0	0	0	4	0	5	5	0.0
Trois-Rivières CMA	64	62	28	28	23	4	86	80	201	174	15.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Centre	16	4	0	0	8	21	39	37
Trois-Rivières	16	4	0	0	0	13	31	24
Trois-Rivières-Ouest	0	0	0	0	8	8	8	12
Cap-de-la-Madeleine	0	0	0	0	0	0	0	1
Remainder of the CMA	0	0	0	0	12	6	10	8
Bécancour	0	0	0	0	12	4	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	8
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	2	6	0
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	16	4	0	0	20	27	49	45

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	19	4	0	0	12	25	46	41
Trois-Rivières	16	4	0	0	0	13	38	24
Trois-Rivières-Ouest	3	0	0	0	12	12	8	12
Cap-de-la-Madeleine	0	0	0	0	0	0	0	5
Remainder of the CMA	0	0	4	0	18	6	10	8
Bécancour	0	0	0	0	12	4	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	4	0	0	0	0	8
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	6	2	6	0
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	19	4	4	0	30	31	56	49

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Centre	46	38	8	25	39	37	93	100
Trois-Rivières	32	12	0	17	31	24	63	53
Trois-Rivières-Ouest	5	13	8	8	8	12	21	33
Cap-de-la-Madeleine	9	13	0	0	0	1	9	14
Remainder of the CMA	15	31	12	4	10	8	37	43
Bécancour	0	17	12	4	0	0	12	21
Champlain	1	3	0	0	0	0	1	3
Pointe-du-Lac	12	7	0	0	0	8	12	15
St-Louis-de-France	1	0	0	0	0	0	1	0
Sainte-Marthe-du-Cap	1	2	0	0	6	0	7	2
Saint-Maurice	0	2	0	0	4	0	4	2
Trois-Rivières CMA	61	69	20	29	49	45	130	143

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	71	49	12	29	46	41	129	119
Trois-Rivières	42	15	0	17	38	24	80	56
Trois-Rivières-Ouest	12	20	12	12	8	12	32	44
Cap-de-la-Madeleine	17	14	0	0	0	5	17	19
Remainder of the CMA	40	43	18	4	14	8	72	55
Bécancour	4	21	12	4	0	0	16	25
Champlain	4	3	0	0	0	0	4	3
Pointe-du-Lac	23	11	0	0	4	8	27	19
St-Louis-de-France	4	0	0	0	0	0	4	0
Sainte-Marthe-du-Cap	4	3	6	0	6	0	16	3
Saint-Maurice	1	5	0	0	4	0	5	5
Trois-Rivières CMA	111	92	30	33	60	49	201	174

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2017

Submarket	Price Ranges								Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q2 2017	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
Q2 2016	0	0.0	1	11.1	3	33.3	2	22.2	3	33.3	9	-	297,230
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	-	-
Year-to-date 2016	0	0.0	1	8.3	4	33.3	2	16.7	5	41.7	12	-	297,230
Remainder of the CMA													
Q2 2017	0	0.0	1	12.5	0	0.0	3	37.5	4	50.0	8	-	-
Q2 2016	0	0.0	3	33.3	2	22.2	3	33.3	1	11.1	9	-	-
Year-to-date 2017	0	0.0	1	10.0	1	10.0	3	30.0	5	50.0	10	-	-
Year-to-date 2016	0	0.0	4	30.8	3	23.1	4	30.8	2	15.4	13	-	-
Trois-Rivières CMA													
Q2 2017	0	0.0	1	6.3	0	0.0	4	25.0	11	68.8	16	-	351,147
Q2 2016	0	0.0	4	22.2	5	27.8	5	27.8	4	22.2	18	275,000	260,433
Year-to-date 2017	0	0.0	1	4.0	1	4.0	5	20.0	18	72.0	25	-	357,420
Year-to-date 2016	0	0.0	5	20.0	7	28.0	6	24.0	7	28.0	25	275,000	260,433

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2017						
Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
Centre	-	297,230	n/a	-	297,230	n/a
Trois-Rivières	-	-	n/a	-	-	n/a
Trois-Rivières-Ouest	-	-	n/a	-	-	n/a
Cap-de-la-Madeleine	-	297,230	n/a	-	297,230	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
Bécancour	-	-	n/a	-	-	n/a
Champlain	-	-	n/a	-	-	n/a
Pointe-du-Lac	-	-	n/a	-	-	n/a
St-Louis-de-France	-	-	n/a	-	-	n/a
Sainte-Marthe-du-Cap	-	-	n/a	-	-	n/a
Saint-Maurice	-	-	n/a	-	-	n/a
Trois-Rivières CMA	351,147	260,433	34.8	357,420	260,433	37.2

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2017	229	309	594	163,491	7.8	159,981	8.6
Q2 2016	268	331	608	160,051	6.8	159,332	8.9
% Change	-14.6	-6.6	-2.3	2.1	n/a	0.4	n/a
YTD 2017	477	738	596	160,641	7.5	n/a	n/a
YTD 2016	522	782	643	159,641	7.4	n/a	n/a
% Change	-8.6	-5.6	-7.3	0.6	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2017	33	--	161	--	14.6	--	17.8
Q2 2016	22	--	122	--	--	--	--
% Change	50.0	n/a	32.1	n/a	n/a	n/a	n/a
YTD 2017	64	--	159	136,709	14.9	n/a	n/a
YTD 2016	47	--	117	143,562	14.9	n/a	n/a
% Change	36.2	n/a	36.0	-4.8	n/a	n/a	n/a
PLEX*							
Q2 2017	47	59	166	--	10.6	--	--
Q2 2016	60	73	167	--	8.3	--	--
% Change	-21.7	-19.2	-0.2	n/a	n/a	n/a	n/a
YTD 2017	82	167	173	166,768	12.7	n/a	n/a
YTD 2016	104	163	175	158,162	10.1	n/a	n/a
% Change	-21.2	2.5	-0.9	5.4	n/a	n/a	n/a
TOTAL							
Q2 2017	309	438	930	162,237	9.0	159,373	10.1
Q2 2016	351	454	903	158,730	7.7	157,758	10.0
% Change	-12.0	-3.5	2.9	2.2	n/a	1.0	n/a
YTD 2017	624	1,076	934	159,842	9.0	n/a	n/a
YTD 2016	677	1,066	942	158,488	8.3	n/a	n/a
% Change	-7.8	0.9	-0.8	0.9	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Second Quarter 2017

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.4	124.6	74.8	7.3	60.7	775
	February	561	3.14	4.64	99.5	125.1	75.7	6.5	60.9	770
	March	561	3.14	4.64	99.6	125.6	75.7	6.4	60.8	775
	April	561	3.14	4.64	99.6	126.0	75.2	6.6	60.5	775
	May	561	3.14	4.64	99.6	126.2	74.1	7.5	60.1	787
	June	561	3.14	4.64	99.6	126.0	74.5	7.2	60.2	798
	July	567	3.14	4.74	99.7	125.6	74.7	7.2	60.4	820
	August	567	3.14	4.74	99.7	125.3	74.1	6.8	59.6	827
	September	561	3.14	4.64	100.0	125.8	73.4	7.2	59.3	826
	October	561	3.14	4.64	100.0	125.9	73.7	7.4	59.6	814
	November	561	3.14	4.64	100.0	125.6	75.1	7.2	60.7	809
	December	561	3.14	4.64	100.0	125.2	75.2	7.3	60.7	810
2017	January	561	3.14	4.64	100.1	126.2	74.5	7.1	60.1	804
	February	561	3.14	4.64	100.3	126.6	74.5	6.6	59.8	802
	March	561	3.14	4.64	100.2	126.7	75.3	6.6	60.4	804
	April	561	3.14	4.64	100.3	127.0	76.3	6.5	61.2	810
	May	561	3.14	4.64	100.4	127.1	76.2	6.5	61.0	810
	June	561	3.14	4.64		126.7	75.9	6.3	60.6	819
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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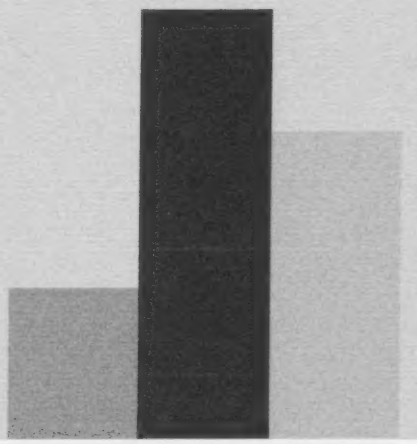

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